

MEMORANDUM

July 25, 1985

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: EDITH M. NETTER, ASSISTANT DIRECTOR FOR LAND USE
AND ENVIRONMENTAL POLICY
LINDA BOURQUE, DIRECTOR OF ZONING
JOSEPH WALLING, ZONING OFFICER

SUBJECT: BOARD OF APPEAL REFERRALS
Hearings July 16 and 23, 1985

Recommendations on fifteen zoning matters have been prepared by Authority staff for transmittal to the Board of Appeal.

<u>Referral</u>	<u>Recommendation</u>			
	<u>Approval</u>	<u>Denial</u>	<u>Denial w/o Prejudice</u>	<u>Deferral</u>
Residential conversions	4	2	1	1
Major new housing or rehabilitation				
Residential (building expansions, subdivisions, etc.)	3		1	
Parking; gas stations; repair garages				
Industrial; chemical storage				
Institutional				
Commercial; office; business	2			1
Hotels; restaurants				
Signs				

We recommend approval of four residential conversions:

Z-7760: 13 Temple Street, Boston. Change of occupancy consistent with neighborhood density.

Z-7781: 15 Grant Street, Dorchester. Three-family occupancy existing many years.

Z-7785: 434 Harrison Avenue, Boston. Mercantile to five apartments. Design review proviso and appellant must review plans with neighborhood association.

Z-7789: 1426 Commonwealth Avenue, Allston. Proposed occupancy compatible with residential area.

We recommend approval of three residential building expansions, subdivisions:

Z-7782-7784: 27A-B-C Mayfield Street, Dorchester. Proposed subdivision will allow separate sale of three one-family dwellings.

Z-7788: 11 Louisburg Square, Boston. Three additions for family purposes. Minimal floor area increase.

Z-7797: 1 Melrose Street, Boston. Rear dormer additions will not be visible from public way.

We recommend approval of two commercial, office, business referrals:

Z-7743: 34½ Beacon Street, Boston. Change of occupancy from 4 residential units to offices necessary for agency's use. Units are vacant and not under rent control.

Z-7786: 1931 Centre Street, West Roxbury. Freezer additions in rear. No elimination of parking spaces.

We recommend denial of two referrals:

Z-7787: 176 Minot Street, Dorchester. Elimination of dwelling unit for professional offices. Intrusion in residential neighborhood.

Z-7796: 247C-247 Bunker Hill Street, Charlestown. Conversion to five units without off-street parking is intolerable.

We recommend denial without prejudice of two referrals:

Z-7795: 53R School Street, Charlestown. Appellant must meet with abutter and resolve concern of locating proposed garage one foot from lot line.

Z-7798: 39-45 Poplar Street, Roslindale. Appellant must meet with community and Roslindale Square officials to review plans and address off-street parking concern.

We recommend deferral of hearing in two cases:

Z-7776: 92 West Springfield Street, Boston. Appellant must meet with City and Authority staffs to determine feasibility of retaining below-market-rate units or lodging house units.

Z-7780: 391-405 Market Street, Brighton. Appellant must review plans with community for proposed Rite Aid Drug Store.

BOARD OF APPEAL REFERRALS

July 25, 1985

Hearing

1. Z-7743 7/16/85 Family Service Association of Greater Boston
34½ Beacon Street, Boston
2. Z-7760 7/16/85 Susan M. and James D. McNeely
13 Temple Street, Boston
3. Z-7776 7/23/85 James A. Parks, Jr.
92 West Springfield Street, Boston
4. Z-7780 7/23/85 Mark Klamann, Trustee
391-405 Market Street, Brighton
5. Z-7781 7/23/85 Robert P. Good
15 Grant Street, Dorchester
6. Z-7782-7784 7/23/85 H & C Realty Trust
27A-B-C Mayfield Street, Dorchester
7. Z-7785 7/23/85 434 Harrison Avenue Realty Trust
434 Harrison Avenue, Boston
8. Z-7786 7/23/85 Roche Brothers Supermarkets, Inc.
1931 Centre Street, West Roxbury
9. Z-7787 7/23/85 Paul Cifrino
176 Minot Street, Dorchester
10. Z-7788 7/23/85 Northland Realty Trust Co.
11 Louisburg Square, Boston
11. Z-7789 7/23/85 James J. Nickerson
1426 Commonwealth Avenue, Allston
12. Z-7795 7/23/85 Ronald A. Lent
53R School Street, Charlestown
13. Z-7796 7/23/85 BLR Realty Trust
247C-247 Bunker Hill Street, Charlestown
14. Z-7797 7/23/85 Lucille Vitolo
One Melrose Street, Boston
15. Z-7798 7/23/85 Michael Polychronidis
39-45 Poplar Street, Roslindale

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SUBJECT: BOARD OF APPEAL REFERRALS: Hearings July 16 and 23, 1985

Hearing: 7/16/85

Z-7743
Family Service Association
of Greater Boston
34½ Beacon Street
Boston

Site: Eight-story structure

District(s): Apartment (H-2-65)

Purpose: Change occupancy from seven apartments, mental health
clinic and offices for family service to mental health
clinic and offices for family service.

Violation(s): Agency office is forbidden use.

VOTED: In reference to petition Z-7743, Family Service
Association of Greater Boston, 34½ Beacon Street,
Boston, for forbidden use for change of occupancy
from seven apartments, mental health clinic, and
offices for family service to mental health clinic
and offices for family service in an apartment
(H-2-65) district, the Boston Redevelopment Authority
recommends approval of change of occupancy to mental
health clinic, offices for family service, and
three apartments. Four of the apartments, all
of which are vacant, are to be used for offices
for the Family Service Association. The change
of occupancy of the four vacant apartments will
not reduce the city's stock of low to moderate
income housing. Appellant should return to Board
of Appeal if it should desire to occupy the
three remaining apartments (rent-controlled) in
the future. The increasing need for social services,
combined with reductions in governmental funding,
require that the Association have additional
space for its work, which can most appropriately
be provided in the building where it has operated
since 1959.



Z-7743

341/2 BEACON ST. BOSTON

Board of Appeal Referrals 7/25/85

Hearing: 7/16/85

Z-7760

Susan M. & James D. McNeely
13 Temple Street
Boston

Site: 4½-story structure

District(s): Apartment (H-2-65)

Purpose: Change occupancy from two- to three-family dwelling, erect dormer and roof deck additions.

Violation(s): Dwelling converted for more families is forbidden use
Excessive floor area ratio
Insufficient open space

VOTED: In reference to petition Z-7760, Susan M. & James D. McNeely, 13 Temple Street, Boston, for forbidden use and two variances for change of occupancy from two- to three-family dwelling and erect dormer and roof deck additions in an apartment (H-2-65) district, the Boston Redevelopment Authority recommends approval. Proposed conversion is consistent with neighborhood density. Beacon Hill Civic Association has no opposition.

13 TEMPLE ST. BOSTON

Board of Appeal Referrals

July 25, 1985

Hearing: 7/23/85

Z-7776

James A. Parks, Jr.

92 West Springfield Street

Boston

Site: Four-story structure

District(s): Apartment (H-2)

Purpose: Change occupancy from lodging house to four-family dwelling.

Violation(s): Insufficient open space.

VOTED: In reference to petition Z-7776, James A. Parks, Jr., 92 West Springfield Street, Boston, for variance for change of occupancy from lodging house to four-family dwelling in an apartment (H-2) district, the Boston Redevelopment Authority recommends deferral of hearing. Petitioner must review proposal with community and meet with City and Authority staff to determine whether it is feasible to retain below-market-rate rental units or lodging house units. The City is seriously concerned about continuing loss of affordable lodging house units and other rental housing for elderly and handicapped through conversions to condominiums and market-rate housing.



Z-7776 92 WEST SPRINGFIELD ST. BOSTON

Board of Appeal Referrals

July 25, 1985

Hearing: 7/23/85

Z-7780
Mark Klamman, Trustee
391-405 Market Street
Brighton

Site: 16,310 square feet of land

District(s): Local business (L-.5)

Purpose: Erect one-story retail structure.

Violation(s): Sign is excessive.
Insufficient front and rear yards and corner
traffic visibility.

VOTED: In reference to petition Z-7780, Mark Klamman, Trustee, 391-405 Market Street, Brighton, for a conditional use and three variances to erect one-story retail structure in a local business (L-.5) district, the Boston Redevelopment Authority recommends deferral of hearing until appellant meets with community to review plans for proposed Rite Aid Drug Store. Site controls that will be provided by the operator, including egress onto residential streets and maintenance, must be included in plans.



Z-7780

391-405 MARKET ST. BRIGHTON

Board of Appeal Referrals

July 25, 1985

Hearing: 7/23/85

Z-7781
Robert P. Good
15 Grant Street
Dorchester

Site: 2½-story structure

District(s): Apartment (H-1)

Purpose: Change occupancy from two- to three- family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.
Lot area is insufficient.

VOTED: In reference to petition Z-7781, Robert P. Good, 15 Grant Street, Dorchester, for a forbidden use and a variance for change of occupancy from two- to three-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval. Three-family occupancy existing many years is consistent with two- and three-family residential neighborhood. Residents have expressed support.



Z-7761

15 GRANT ST. DORCHESTER

DORCHESTER

ROBERT F. RYAN
PLAYGROUND

HARBOR

SUDAN

STREET

STREET

BUTTERWOOD COURT

GRAFTON STREET

BUTTERWOOD

CRESCENT

GRANT

STREET

STREET

RAVEN

NEWPORT

VIEW

AVENUE

STREET

STREET

SPRING

STREET

SYDNEY

STREET

PULASKI

CASIMIR

ROAD

STREET SYDNEY

STREET

CARSON

MOSELEY

AUTORITY

TARRANT

MEMORIAL

N.M.

AND

N.Y.

NUE

Board of Appeal Referrals

July 25, 1985

Hearing: 7/23/85

Z-7782-7784
H & C Realty Trust
27A-B-C Mayfield Street
Dorchester

Site: Three one-family dwellings under construction

District(s): Residential three-family (R-.8)

Purpose: Subdivide.

Violation(s): Insufficient lot area, width, access, frontage,
open space, and front, side, rear yards.
Excessive floor area ratio.

VOTED: In reference to petition Z-7782-7784, H & C Realty Trust, 27A-B-C Mayfield Street, Dorchester, for sixteen variances to subdivide in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. Proposed subdivision will allow separate sale of three one-family dwellings.



Z-7782-84

27A-B-C MAYFIELD ST. DORCHESTER

Board of Appeal Referrals

July 25, 1985

Hearing: 7/23/85

Z-7785
434 Harrison Avenue Realty
Trust
434 Harrison Avenue
Boston

Site: Five-story structure

District(s): Manufacturing (M-2)

Purpose: Change occupancy from mercantile to five apartments.

Violation(s): Multi-family dwelling is conditional use.

VOTED: In reference to petition Z-7785, 434 Harrison Avenue Realty Trust, 434 Harrison Avenue, Boston, for conditional use for change of occupancy from mercantile to five apartments in a manufacturing (M-2) district, the Boston Redevelopment Authority recommends approval with the following provisos: that petitioner review plans with the Eight Streets Neighborhood Association; that final plans be submitted to the Authority for design review approval.



Z-7785 434 HARRISON AVE. BOSTON

Board of Appeal Referrals

July 25, 1985

Hearing: 7/23/85

Z-7786

Roche Brothers Supermarkets, Inc.
1931 Centre Street
West Roxbury

Site: One-story structure

District(s): General business (B-1); Single family (S-.5)

Purpose: Erect two additions to supermarket.

Violation(s): Supermarket is forbidden use.

VOTED: In reference to petition Z-7786, Roche Brothers Supermarkets, Inc., 1931 Centre Street, West Roxbury, for forbidden use to erect two additions to supermarket in a single family and general business (S-.5 and B-1 respectively) districts, the Boston Redevelopment Authority recommends approval provided plans are submitted to the Authority for design review approval. Two proposed freezer extensions adjacent to rear loading dock will not eliminate any off-street parking, a prime neighborhood concern.



Z-7786

1931 CENTRE ST. W. ROX.

Board of Appeal Referrals

July 25, 1985

Hearing: 7/23/85

Z-7787
Paul Cifrino
176 Minot Street
Dorchester

Site: Three-family structure

District(s): Two-family residential (R-.5)

Purpose: Change occupancy from three-family dwelling to two-family dwelling and professional offices.

Violation(s): Professional offices are forbidden in residential district.

VOTED: In reference to petition Z-7787, Paul Cifrino, 176 Minot Street, Dorchester, for forbidden use for change of occupancy from three-family dwelling to two-family dwelling and professional offices in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial. Neighborhood is primarily one-two-three family residential. Office intrusion would create negative precedent and eliminate residential unit. Minot Street is a congested two-way artery supporting traffic from Adams Street and Gallivan Boulevard. Proposed office use is inappropriate and detrimental to residential neighborhood.



Z-7787 176 MINOT ST, DORCHESTER

Board of Appeal Referrals

July 25, 1985

Hearing: 7/23/85

Z-7788
Northland Realty Trust Co.
11 Louisburg Square
Boston

Site: 4½-story structure

District(s): Apartment (H-2-65)

Purpose: Erect three additions to one-family dwelling.

Violation(s): Excessive floor area ratio.

VOTED: In reference to petition Z-7788, Northland Realty Trust Co., 11 Louisburg Square, Boston, for variance to erect three additions to one-family dwelling in an apartment (H-2-65) district, the Boston Redevelopment Authority recommends approval. Additions, totaling 85 square feet, will provide eat-in kitchen space, family room and study. Minimal floor area increase of 2.83 to 2.88. Civic Association has no opposition. Beacon Hill Architectural Commission approved proposal.



Z-7788

11 LOUISBURG SQ. BOSTON

Board of Appeal Referrals

July 25, 1985

Hearing: 7/23/85

Z-7789

James J. Nickerson
1426 Commonwealth Avenue
Allston

Site: Three-story structure

District(s): Local business (L-1)

Purpose: Change occupancy from six to eight apartments.

Violation(s): Dwelling converted for more families is forbidden use.
Excessive floor area ratio.
Insufficient open space.

VOTED: In reference to petition Z-7789, James J. Nickerson, 1426 Commonwealth Avenue, Allston, for forbidden use and two variances for change of occupancy from six to eight apartments in a local business (L-1) district, the Boston Redevelopment Authority recommends approval provided plans are submitted to the Authority for design review approval. Proposed occupancy compatible with predominantly residential neighborhood. MBTA Green Line stop located opposite site.



Z-7789

1426 COMMONWEALTH AVE. ALLSTON

Board of Appeal Referrals

July 25, 1985

Hearing: 7/23/85

Z-7795
Ronald A. Lent
53R School Street
Charlestown

Site: Two-story structure

District(s): Apartment (H-1)

Purpose: Erect one-car garage accessory to one-family dwelling.

Violation(s): Accessory building in rear yard may not be closer
than four feet to side lot line.

VOTED: In reference to petition Z-7795, Ronald A. Lent,
53R School Street, Charlestown, for variance
to erect accessory one-car garage in an apartment
(H-1) district, the Boston Redevelopment Authority
recommends denial without prejudice. Petitioner
should meet with immediate abutter and resolve
concern of locating proposed garage one foot from
lot line.

Z-7795

53R SCHOOL ST. CHARLESTOWN



Board of Appeal Referrals

July 25, 1985

Hearing: 7/23/85

Z-7796
BLR Realty Trust
247C-247 Bunker Hill Street
Charlestown

Site: 2½-story structure

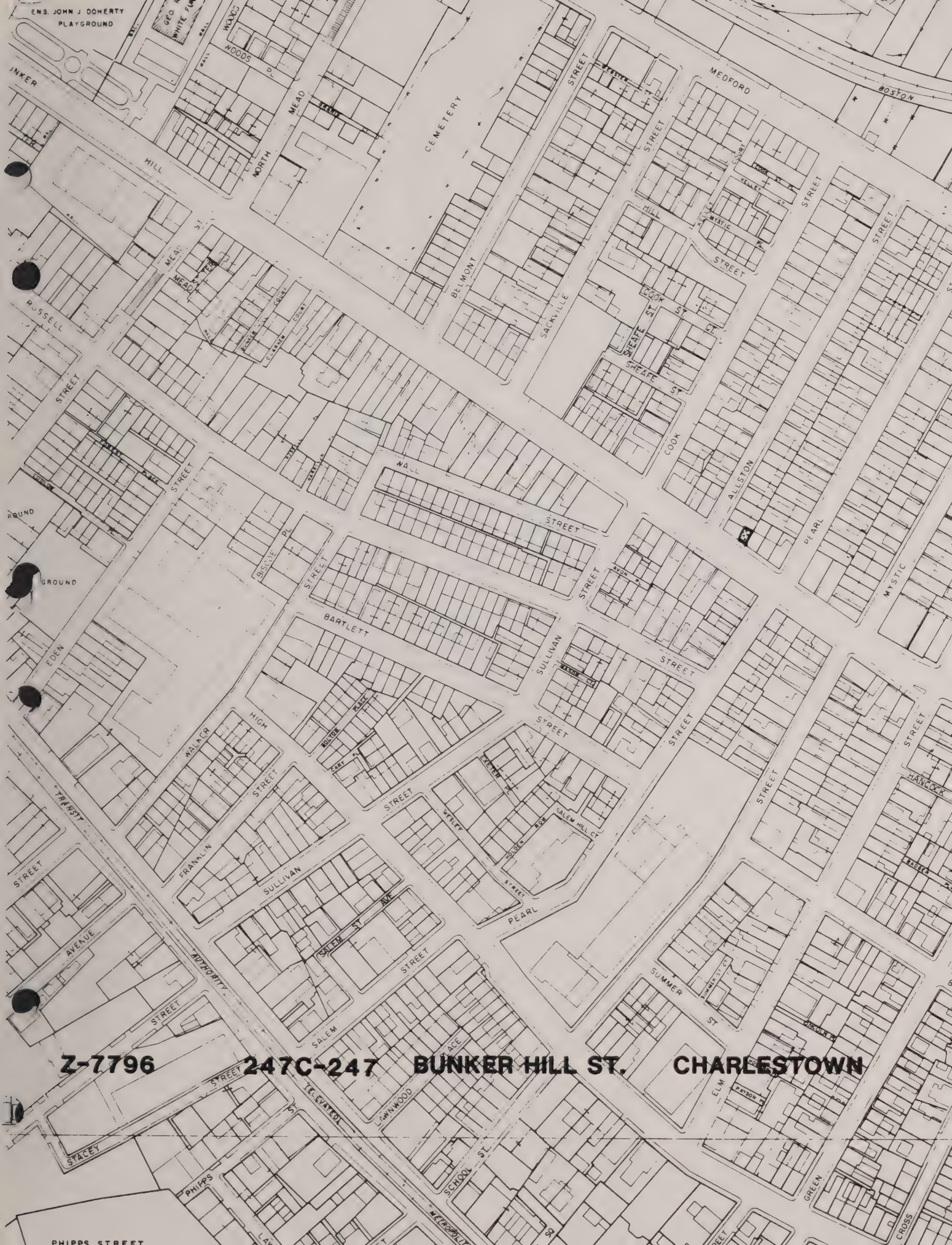
District(s): Local business (L-1)

Purpose: Change occupancy from two-family dwelling and store
to five apartments.

Violation(s): Dwelling converted for more families is forbidden use.
Insufficient lot area and open space.
Excessive floor area ratio.

VOTED: In reference to petition Z-7796, BLR Realty Trust, 247C-247 Bunker Hill Street, Charlestown, for forbidden use and three variances for change of occupancy from two-family dwelling and store to five apartments in a local business (L-1) district, the Boston Redevelopment Authority recommends denial. Charlestown is now and has been experiencing severe traffic congestion and parking problems. Proposal of five units without off-street parking is unacceptable. Community is adamantly opposed to this conversion. Appellant should meet with residents to address density and parking concerns.

ENS. JOHN J. DOHERTY
PLAYGROUND



Z-7796

247C-247

BUNKER HILL ST.

CHARLESTOWN

Board of Appeal Referrals

July 25, 1985

Hearing: 7/23/85

Z-7797
Lucille Vitolo
One Melrose Street
Boston

Site: 3½-story structure

District(s): Apartment (H-2)

Purpose: Erect two dormer additions to five-unit apartment structure.

Violation(s): Restricted roof structure district.
Excessive floor area ratio.

VOTED: In reference to petition Z-7797, Lucille Vitolo, One Melrose Street, Boston, for conditional use and variance to erect two dormer additions to five-unit apartment structure in an apartment (H-2) district, the Boston Redevelopment Authority recommends approval with the following proviso: that plans be submitted to the Authority for design review approval. Rear dormers will not be visible from public way. Bay Village Neighborhood Association is not opposed.



Z-7797

1 MELROSE ST. BOSTON

Board of Appeal Referrals

July 25, 1985

Hearing: 7/23/85

Z-7798
Michael Polychronidis
39-45 Poplar Street
Roslindale

Site: Two-story structure

District(s): General business (B-2)

Purpose: Change occupancy from store and offices to store and 12 lodgers.

Violation(s): Insufficient lot area and off-street parking.

VOTED: In reference to petition Z-7798, Michael Polychronidis, 39-45 Poplar Street, Roslindale, for two variances for change of occupancy from store and offices to store and twelve lodgers in a general business (B-2) district, the Boston Redevelopment Authority recommends denial without prejudice. Roslindale Square was recently selected by the National Trust for Historic Preservation in national competition as one of eight commercial districts of the Trust's Main Street Program. Petitioner must meet with Roslindale Square Advisory Board's Project Manager and community to review plans and address off-street parking concern.



Z-7801-7803

410-414 WEST SECOND ST.

SOUTH BOSTON